

**JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING**

Please be advised the following items will be heard at a Regular Meeting of the Jersey City Planning Board, scheduled for Tuesday, July 7, 2009 at **5:30 p.m.** in the **Council Chambers of City Hall at 280 Grove St.**, Jersey City, New Jersey.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Correspondence
5. Swear in City Planning Staff
6. Old Business:
7. New Business

8. Case: P09-019 Minor Site Plan with “c” variances
Applicant: MetroPCS New York LLC
Attorney: Dean Stamos
Review Planner: Jeff Wenger
Address: 300 Communipaw Avenue
Block: 2049 Lot: 1
Zone: Morris Canal Redevelopment Plan
Description: Installation of cellular phone antennas
Variances: Building height

9. Case: P09-004 Preliminary Major Site Plan
Applicant: Phung Nguyen
Attorney: pro se
Review Planner: Kristin Russell
Address: 636-640 Communipaw Ave.
Block: 1931 Lot: 6D.99, 4B
Zone: Monticello Redevelopment Plan
Description: Change of use from existing retail (laundromat) into a restaurant.

10. Case: P06-024 Preliminary & Final Major Site Plan with “c” variances
Applicant: Alberto Grossetti
Attorney: James Burke
Review Planner: Kristin Russell
Address: 751-753 Tonnele Ave.
Block: 983-984 Lot: PL.A
982 55 (Lundy Ln.)
Zone: HC Highway Commercial
Description: 2-story retail with storage space and 25 parking spaces.
Variances: lot area, perimeter setback, building coverage, lot coverage
Carried from June 23, 2009

11. Case: P09-023 Preliminary and Final Major Site Plan with variances
Applicant: Chosen Estates, LLC
Attorney: Charles Harrington, III Esq.
Review Planner: Maryann Bucci-Carter, Sandra Sung
Address: 298-300 Magnolia Avenue
Block: 1862 Lot: 32 & 33
Zone: Office Residential
Description: Construction of a five story building containing 15 residential dwelling units and 5 on-site parking spaces
Variances: Minimum Lot size, Minimum Lot Width, Minimum Side Yard, Minimum Rear Yard and Minimum Number of Parking spaces.
Carried from June 23, 2009 Planning Board meeting.

12. Certification of Artists as recommended by the Jersey City Artist Certification Board
13. Memorialization of Resolutions
14. Executive Session, as needed, to discuss litigation, personnel or other matters
15. Adjournment

MICHAEL A. RYAN, CHAIRMAN, PLANNING BOARD